



Hanover Zoning Board of Appeals

550 Hanover Street

Hanover, MA 02339

Meeting Minutes

Wednesday, October 13, 2021 – 7:30 pm

Committee Attendees

Matthew Perkins

David Connolly

Brian Callow

Frederick Adami

Chris Bernard

Absent

Glen Openshaw

Other Attendees

Vanessa O'Connor, Hanover Select Board

Brandon Currier, Barlo Signs

Justin Brown, 146 Cross Street

Alan Peterson, On behalf of Hanover Parks & Recreation

Bevin Gray, Chairwoman of Hanover Parks & Recreation

Jason Cavallaro, 211 Larchmont Lane

Joel Barrett, 263 Union Street

Opening

Chairman Matthew Perkins opened the meeting at 7:31 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules into the record.

Continuation - Public Hearing – 1775 Washington Street (Market Basket) – Sign Variance – ZBA 21-10

The Board continued with a public hearing for Barlo Signs, 158 Greeley Street, Hudson, NH 03051. The applicant is requesting a sign variance for property address 1775 Washington Street, Hanover, MA, Map 18, Lot 7, Planned Shopping Center District to install a 483 square foot internally illuminated wall sign for the newly constructed Market Basket grocery store. The Chair read the amended hearing notice into the record which now includes a relief request under the Sign Bylaw Article 5 to allow red LED lights. The Board voted to waive the reading of the list of abutters. The Chair reviewed all submitted documents including a letter from Barlo Sign explaining the additional relief requested. The Chair noted a site visit took place on September 22, 2021. Brandon Currier of Barlo Signs explained the proposed sign design which is consistent in design and size with other Market Basket locations. Mr. Currier also explained the additional relief being requested for internal red LED lights to achieve the correct lettering color for Market Basket. The Chair asked what business would occupy the additional retail space to the right of Market Basket. Mr. Currier stated a tenant has not been finalized yet. The Vice Chair David Connolly noted for the record that the “denial” referenced in a letter from Barlo Sign dated September 17, 2021 was the initial sign permit denial from the Building Department. The Board has not denied any relief to date, and both hearings are currently opened. Board member Christopher Bernard asked Mr. Currier to confirm Market Basket’s system of timers for lighting. Mr. Currier stated all Market Baskets have a system to turn off lights shortly after the store is closed and lighting would certainly be off before midnight. The Chair asked for public comment, seeing and hearing none. The Board voted to approve the sign variance for Market Basket. The Board voted to close the hearing at 7:41 pm.

Public Hearing – 146 Cross Street – Special Permit / Variance – ZBA 21-11

The Board opened a public hearing for Justin Brown, property address 146 Cross Street, Hanover, MA, Map 70, Lot 42, Residence A District. The applicant is requesting a Special Permit to construct a second story and rear addition to a pre-existing, non-conforming structure and a variance for a new front porch. The Chair read the hearing notice into the record. The Board voted to waive the reading of the list of abutters. The Chair reviewed all documents submitted as well as favorable responses from Town Departments, and an email from the Hanover Fire Department explaining the requirement to upgrade all smoke alarms to a hard-wired, interconnected, code compliant system throughout the entire

house. Justin Brown of 146 Cross Street explained the relief being requested and read the narratives addressing required findings into the record. The Chair confirmed the special permit is for the second story addition to the home and that the rear addition complies with all setbacks. The variance is being requested for the addition of the new front porch. Vice Chair David Connolly noted for the record the pre-existing, non-conformance is the required fifty (50) foot front setback. Board member Brian Callow noted that many of the homes on Cross Street also do not meet the required front setback of fifty (50) feet. Mr. Brown stated a new septic system will be installed to the rear of the home and multiple existing outbuilding, that currently don't meet the required side setback, will be removed. The Board confirmed that any new outbuildings will meet the required side and rear setbacks. The Chair opened the floor to public comments, seeing and hearing none. No objections to the project have been received from abutters. The Board voted to approve the special permit and variance with the special condition that new outbuildings will meet the required side setback and again noted the requirement for interconnected hard-wired smoke alarms. The Board voted to close the hearing at 8:01 pm.

Informal

The Board met informally with Alan Peterson, who is representing Hanover Parks & Recreation, regarding a possible proposal to light the sports fields at Forge Pond Park. Mr. Peterson was also joined by Hanover residents Jason Cavallaro of 211 Larchmont Lane and Joel Barrett of 263 Union Street. The Vice Chairman David Connolly noted the discussion is informal, and any statements by the Board do not represent a formal position on the topic. Mr. Peterson explained the idea of lighting the baseball/softball and soccer fields as well as some of the parking area. Mr. Peterson showed the Board a draft LED lighting plan with pole heights. Mr. Peterson understands an application would have to be filed with the Board to modify the previous special permit issued by the Board in July 2009. The Chair suggested the project be explained to abutters prior to filing an application so they feel like they have some input in the process and suggested a temporary pole with light may be helpful for demonstrative purposes. Mr. Barrett explained the addition of lights will enable HYAA to enhance and grow the baseball/softball and soccer programs and help with scheduling practices and games. Mr. Cavallaro explained the project would be done in phases and would require some fund raising and possibly Community Preservation Committee (CPC) funds to avoid any capital funds request. Mr. Connolly asked if the Select Board has given any indication of their position on the project. Mr. Peterson stated not that he is aware; however, the Town Manager is in favor of the project. Board member Brian Callow asked if there are plans to repair or maintain other athletic fields in Town. Mr. Barrett stated fields on school property are under the control of the Hanover School Committee but noted a study is taking place on how to improve B. Everett Hall Field. Chairwomen of Hanover Parks & Recreation Bevin Gray stated her committee is fully supportive of the project and is also looking into ways they can improve other Town fields. The Board suggested further information should be gathered, and the relief needed should be confirmed with the Planning Office before filing an official application.

Review of Minutes

The Board voted to approve the meeting minutes of September 15, 2021 as written.

Executive Session

At 8:38 pm, the Board voted to enter Executive Session to discuss the membership and possible re-organization of the Board.

Roll Call Vote: Matthew Perkins – Yes

David Connolly – Yes

Brian Callow – Yes

Frederick Adami – Yes

Christopher Bernard – Yes

Adjournment

After returning to open session, the meeting adjourned at 8:49 pm.

Next Meeting

Wednesday, November 10th

Wednesday, December 8th